

MEETING MINUTES

JOINT MEETING: Lancaster Town Board and Lancaster Town Planning Board  
Wednesday, June 18, 1986  
7:30 p.m.

PRESENT: Lancaster Town Board: Stanley Jay Keysa  
Ronald Czapla  
Robert Giza  
Donald Kwak  
John Miller

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Lancaster Town Planning Board: D. Stempniak  
B. Fahey  
G. O'Neil  
A. Franjoine  
J. Coleman  
J. Gober  
M. Whittaker  
R. Laney

**FILED**

JUN 27 1986

ALSO PRESENT: N. LoCicero, Deputy Town Attorney  
Mr. and Mrs. Baker, 76 Pleasant View Dr.  
Mr. Kevin Horn, 62 Stutzman Road

**TOWN CLERK  
LANCASTER, N. Y.**

PURPOSE OF MEETING: SEQR Review for Ecology & Environment Co.

Meeting was called to order by Supervisor Keysa at 7:35 p.m. First order of business was to appoint Mildred Whittaker as Clerk Pro Tem. Roll call indicated all members of both boards were present, plus the Building Inspector and Deputy Town Attorney.

Attorney LoCicero stated the purpose of the meeting was to do a SEQR review of an 80 acre site of land on Pleasant View Drive approximately .7 mile from Harris Hill on the north side of Pleasant View Drive.

A letter from the County was read by Supervisor Keysa. The letter was from Barbara Schilling, Program Specialist in Planning, and concerned site review of Pleasant View property. The county would not make a recommendation as rezoning is a local concern--a provisional amendment was recommended. It was also recommended that Lancaster Town be the Lead Agency. It was noted that a sewer extension will be required.

Supervisor Keysa said the SEQR would be based upon the presentation made to the Town Board on Monday, June 17, 1986 by Ecology & Environment Co. requesting a rezone to build a two-story building set back below crest of culvert at 368 Pleasant View Drive.

1. There will be parking area for vehicles.
2. They request a waiver of local parking rules; they require 90 - 120 spaces.
3. Area of land in 100 yr. flood plain will remain in present state with exception of ski trails and planting of rare flowers.

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STUDY:

Impact on Land - None

Impact on Water - None

- (5) It is our assumption that Ecology & Environment will construct their own lateral sewers connecting to existing Erie County Sewer District #4.

Impact on Air - None

- (7a) Project will induce a maximum of 300 vehicle trips per day.

Impact on Plants and Animals - None

Impact on Visual Resource - None

- (10a) with small to moderate impact on visual affect.

Impact on Historical Resources - None

## NOTE:

1. possibility of Snell ancestral cemetery on property - will be checked.  
(Above was checked by M. Whittaker. The Snell family cemetery is on the south side of Pleasant View and is, in fact, the cemetery described by Supervisor Keysa.)
2. a) Mr. Mikula has compiled a list of all cemeteries in the Township - this will be checked.  
  
b) If a building permit is issued, a stipulation will be made to Ecology & Environment that if in the process of excavating, any archeological artifact is discovered, work will be halted and the Town notified. Work will not resume until determination is made relevant to archeological find.
3. Mr. Horn spoke from the audience stating that he knows of 2 archeological sites on Ellicott Creek. Upon a direct question from Mr. LoCicero, Mr. Horn said the sites were not on the property being reviewed.

Impact on Open Space and Recreation - None

- (2a) Two members disagreed

Impact on Transportation - None

## NOTE:

- a) June 18th County letter was read - stated that there would be no severe impact on traffice (County Engineer).
- b) 120 homes in a housing development on the property would be a greater impact on traffic.
- c) A County Highway driveway permit is required.

Impact on Energy - None

Impact on Health and Hazards - None

Impact on Growth and Character of Community - None

Public Controversy Concerning the Project? Yes

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Mr. Kevin Horn and Mrs. Baker participated in the meeting with comments and statements.

Supervisor Keysa called for a vote of Determination. It was moved by Councilman Czapla, seconded by Councilman Miller that a Negative Declaration be authorized. Motion carried unanimously.

It was moved by Councilman Giza, seconded by Planning Board Member Gober that the meeting be adjourned. Motion carried.

Adjournment at 8:47 p.m.

Respectfully submitted,

*Mildred Whittaker*

Mildred Whittaker  
Clerk Pro Tem

NOTICE OF DETERMINATION  
NEGATIVE DECLARATION

IN THE MATTER OF THE (SEQR) REVIEW OF THE REZONE PETITION OF  
ECOLOGY & ENVIRONMENT

PLEASE TAKE NOTICE, that the Town of Lancaster, acting as the designated lead agency under the State Environmental Quality Review Act, has reviewed the following described project, which was a Type I Action, through its designated Municipal Review Committee, and that committee found no significant environmental impact, the lead agency now issues a Negative Declaration for the purposes of Article 8 of the Environmental Conservation Law.

NAME AND ADDRESS OF LEAD AGENCY:

Town of Lancaster  
21 Central Avenue  
Lancaster, New York 14086  
Richard J. Sherwood, Town Attorney  
(716) 684-3342

NATURE, EXTENT AND LOCATION OF ACTION:

The proposed project is the rezone and development of vacant land on the north side of Pleasant View Drive approximately 7/10 mile east of Harris Hill Road, Lancaster, New York, into an office building and was determined to be a Type I Action under Section 617.12(b)(6)(1) and (b)(8) of the State Environmental Quality Review Act.

REASONS FOR SUPPORTING DETERMINATION:

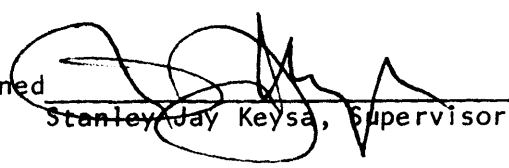
The lead agency, the Town of Lancaster, through the review of the Municipal Review Committee, which is made up of the Town Board of the Town of Lancaster, together with at least three (3) members of the Town of Lancaster Planning Board, has bound the project impacts to be as follows:

1. It was found that there will be no effect on the land as a result of the physical change to the project site by the development.
2. The project will not affect any unique or unusual land forms on the site.
3. Since there will be no actual construction in the flood plain or near Ellicott Creek, there will be no impact on any designated water body.
4. There will be no effect on any non-protected existing or new bodies of water.
5. It was found that there will be a small to moderate impact on surface and ground water quality, but that can be handled by Ecology & Environment constructing their own lateral sewers connecting to the Existing Erie County Sewer District No. 4 sewers.
6. The project will not alter drainage flow, patterns or surface water runoff.
7. It was found that the project will induce between 300 and 360 automobile trips per day, which not affect air quality, and, furthermore, no other results of the project will affect air quality.

8. The project will not affect any threatened or endangered species of plants or animals, but, to the contrary, may encourage more wild life.
9. It was found that the project will not affect any non-threatened or endangered species.
10. There will be a small effect to the visual character of the neighborhood, but that should be insignificant considering the substantial landscaping plant.
11. The project should not impact on any structure of historical or prehistorical importance, since the area was fully farmed in previous years and recently was a golf course.
12. Ecology and Environment still will be required to halt work if, in excavating, any archeological artifacts are discovered. At this point there are no verified historical sites on land.
13. The project will not affect the quality or quantity of existing or future open spaces or recreational opportunities. There were no long-range plans of the Town to use the area for recreational activity.
14. There should be no effect on existing transportation systems and, furthermore, it was determined that a single-family residential development, which would not need a rezone, would have more of an effect on transportation on the site. In addition, Erie County Highway Department has reported to town that there would be no significant effect to existing transportation systems as a result of the project.
15. There will be no affect to the community sources of fuel or energy as a result of the project.
16. There will be no objectionable odors, noise, glare, vibration or electrical disturbances as a result of this project.
17. There will be no storage of hazardous wastes or hazardous substances, therefore there will be no impact on the health or safety of the community by the project.
18. It was determined that the project will have a precedent for future projects, but it should be a positive precedence and therefore, will not negatively impact on the growth or character of the neighborhood.
19. There are objections from the community concerning the development. The concerns of that segment of the community can be met.

June 18, 1986

Signed

  
Stanley Jay Keysa, Supervisor